



PLANNING COMMISSION AGENDA

NAT DIBUDUO, Chair

Commission Members
LEE BRAND, Vice Chair
NUEL BROWN
JEFFREY HARRINGTON
HAL KISSLER
CHARLES VANG
JENNIFER WHITE

Planning and Development
Director/Secretary
NICK P. YOVINO

Deputy City Attorney
KATHRYN C. PHELAN

The Planning Commission welcomes you to this meeting.

May 19, 2004

Wednesday

6:00 p.m. to 9:30 p.m.

COUNCIL CHAMBER

2600 FRESNO STREET

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development staff at 621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those in attendance at the Planning Commission meeting.

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. PROCEDURES

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all testimony given will be limited to five minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing

the testimony by the time the red light comes on with a final bell indicating that time has expired.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

IV. AGENDA APPROVAL

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

V. CONSENT CALENDAR

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

- A. Minutes** – Approve minutes for meeting of February 4, 2004.
- B. Communications**
- C. Entitlements**

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

VIII. NEW MATTERS

- A. Consideration of Plan Amendment Application No. A-03-12, Rezone Application No. R-03-60, Conditional Use Permit Application No. C-03-205 and environmental findings, filed by Palm and Herndon, LLC., for 14 acres located east of the southeast corner of North Palm and West Herndon Avenues.
1. Environmental Assessment No. A-03-12/R-03-60/C-03-205, determination of initial study to file a Mitigated Negative Declaration.
 2. Plan Amendment Application No. A-03-12, requesting an amendment to the 2025 Fresno General Plan and Bullard Community Plan from the office commercial and community commercial to the general heavy commercial land use designation.
 3. Rezone Application No. R-03-60, requesting to rezone the subject property from the C-2/EA/cz (*Community Shopping Center/Expressway Area Overlay/conditions of zoning*) and C-P/EA/cz (*Administrative and Professional Office/Expressway Area Overlay/conditions of zoning*) zone districts to the C-6/EA/cz (*Heavy Commercial/Expressway Area Overlay/conditions of zoning*) zone district.
 4. Conditional Use Permit Application No. C-03-205 to allow for the development of three buildings totaling 85,000 square feet to accommodate three auto dealerships and a two-story office building consisting of 50,000 square feet with the option of a fourth auto dealership in place of the proposed office building.
 - Bullard Community Plan Area
 - Council District 2 (Councilmember Calhoun)
 - Staff Member: David Braun
 - Staff Recommendation: Recommend Approval of the Plan Amendment and Rezone/Approve Conditional Use Permit with conditions
 - Will be considered by City Council (Rezone and Plan Amendment)

VIII. NEW MATTERS – Continued

- B. Consideration of Plan Amendment Application No. A-03-20, Rezone Application No. R-03-82 and environmental findings, filed by Ciao Properties, for 80 acres of property located on the east side of North Hayes Avenue, between West Ashlan and West Gettysburg Avenues.
1. Environmental Assessment No. A-03-20/R-03-82, determination of initial study to file a Mitigated Negative Declaration.
 2. Plan Amendment Application No. A-03-20 is a request to amend the 2025 Fresno General Plan and West Area Community Plan from the medium-high density residential planned land use designation to the medium density residential planned land use designation pertaining to a 20-acre portion of an 80-acre property located on the east side of North Hayes Avenue, between West Ashlan and West Gettysburg Avenues.
 3. Rezone Application No. R-03-82 is a request to rezone the subject property from the R-R (*Fresno County-Rural Residential*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district for a 60-acre portion of the property and to the R-2/UGM (*Low Density Multiple Family Residential/Urban Growth Management*) zone district for a 20-acre portion of the site.
 - West Area Community Plan
 - Council District 2 (Councilmember Calhoun)
 - Staff Member: Shelby Chamberlain
 - Staff Recommendation: Recommend Approval
 - Will be considered by City Council
- C. Consideration of Plan Amendment Application No. A-04-04, Rezone Application No. R-04-09 and environmental findings, filed by Ciao Properties, for 10 acres of property located on the west side of North Grantland Avenue, between West Barstow and West Bullard Avenues.
1. Environmental Assessment No. A-04-04/R-04-09, determination of initial study to file a Mitigated Negative Declaration.
 2. Plan Amendment Application No. A-04-04 is a request to amend the 2025 Fresno General Plan and West Area Community Plan for the subject property from the office commercial planned land use designation to the medium density residential planned land use designation for the entire project site.
 3. Rezone Application No. R-04-09 is a request to rezone the subject property from the R-R (*Fresno County-Rural Residential*) zone district to the R-1/UGM (*Single Family Residential/ Urban Growth Management*) zone district.
 - West Area Community Plan
 - Council District 2 (Councilmember Calhoun)
 - Staff Member: Shelby Chamberlain
 - Staff Recommendation: Recommend Approval
 - Will be considered by City Council

VIII. NEW MATTERS – *Continued*

- D. Consideration of Vesting Tentative Tract No. 5287/UGM and Rezone Application No. R-04-16, filed by Summit Hill Development, LLC., for the development of 42 acres located on the southwest corner of South Maple and East Church Avenues.
1. Environmental Assessment No. R-04-16/T-5287, determination of initial study to file a Finding of Conformance with MEIR No. 10130 for the 2025 Fresno General Plan.
 2. Vesting Tentative Tract No. 5287, a 201-lot single family residential subdivision.
 3. Rezone Application No. R-04-16, requesting to rezone the subject property from the T-P/UGM (*Trailer Park Residential/Urban Growth Management Area*) and R-A/UGM (*Single Family Residential-Agricultural/Urban Growth Management Area*) zone districts to the R-1/UGM (*Single Family Residential/Urban Growth Management Area*) zone district.
 - Roosevelt Community Plan Area
 - Council District 5 (Councilmember Dages)
 - Staff Member: David Braun
 - Staff Recommendation: Recommend Approval of Rezone/Approve Tentative Tract with conditions
 - Will be considered by City Council (Rezone)

IX. REPORT FROM SECRETARY

X. UNSCHEDULED ORAL COMMUNICATIONS

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

XI. ADJOURNMENT